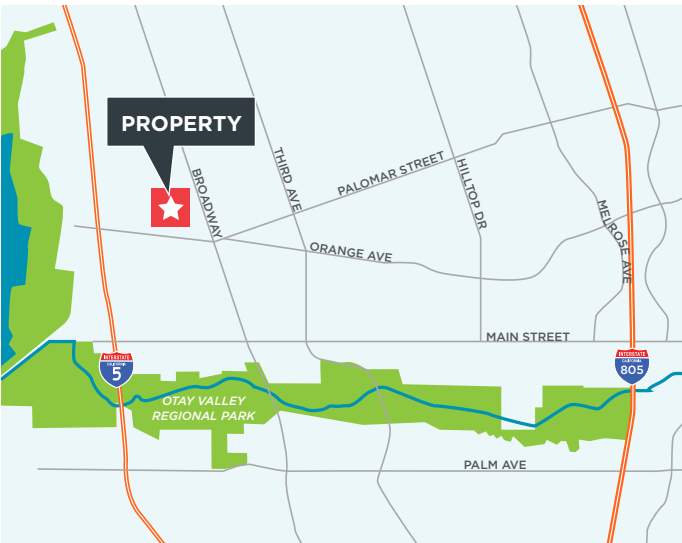


# FOR LEASE

## BROADWAY SHOPPING CENTER

1240 BROADWAY, CHULA VISTA, CALIFORNIA, 91911



## FOR LEASE

±154,195 SF SHOPPING CENTER

Drive-Thru Opportunity Available

### Property Highlights

- Target Anchored Center
- Excellent Traffic Counts: Over 60,000 vehicles per day at the intersection of Broadway and Palomar St.
- East of Interstate 5, easy access from all parts of Chula Vista and South San Diego County
- Trolley station west of center adding continuous travelers

### Location

- SWC Broadway & Palomar St., Chula Vista, CA 91911

### Traffic Counts

- Broadway: 25,250 ADT
- Palomar St.: 38,057 ADT

### Demographics

	1 MILE	3 MILES	5 MILES
Pop (2021)	26,504	198,826	357,139
AHH Income	\$59,882	\$72,531	\$81,407
Daytime Pop.	11,264	44,221	89,845

### Tenants In Area



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### Availabilities & Site Plan

SUITE	TENANT	SF
1240	Target	130,603
1242	Michaels	18,168
1232	Wells Fargo	5,424

**AVAILABLE  
DRIVE THRU PAD**



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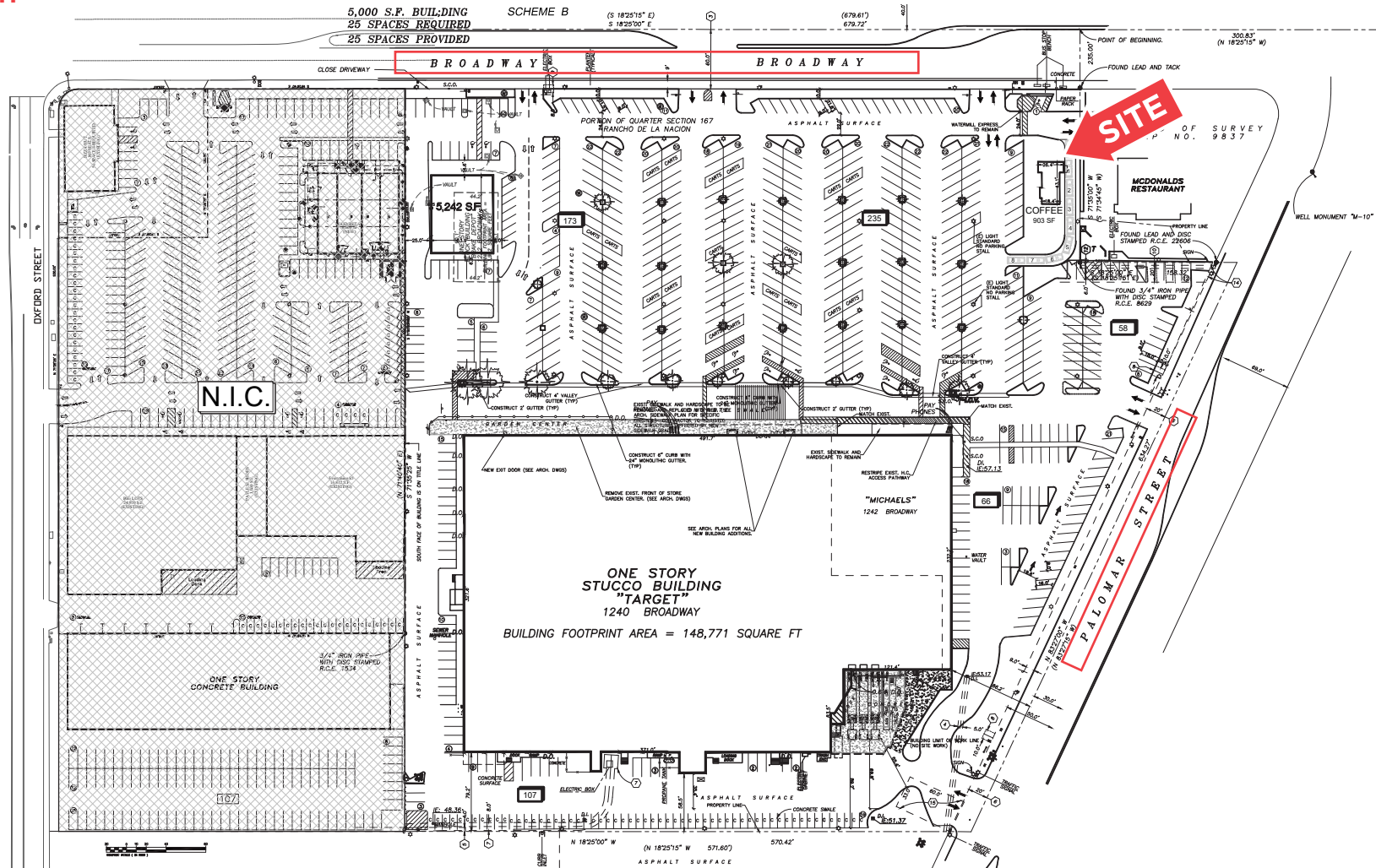
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Site Plan



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# FOR LEASE

BROADWAY SHOPPING CENTER  
1240 BROADWAY, CHULA VISTA, CALIFORNIA, 91911



## Demographics

1240 Broadway, Chula Vista, California, 91911 Ring: 1 mile radius		Prepared by Esri Latitude: 32.60459 Longitude: -117.08103			
<b>Summary</b>	<b>Census 2010</b>	<b>2021</b>	<b>2026</b>		
Population	24,902	26,504	27,123		
Households	8,131	8,487	8,639		
Families	5,978	6,236	6,367		
Average Household Size	3.05	3.11	3.13		
Owner Occupied Housing Units	2,537	2,620	2,696		
Renter Occupied Housing Units	5,594	5,867	5,942		
Median Age	31.7	33.1	34.3		
<b>Trends: 2021-2026 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>		
Population	0.46%	0.52%	0.71%		
Households	0.36%	0.50%	0.71%		
Families	0.42%	0.49%	0.64%		
Owner HHs	0.57%	0.51%	0.91%		
Median Household Income	2.43%	2.52%	2.41%		
<b>Households by Income</b>		<b>2021</b>	<b>2026</b>		
	Number	Percent	Number	Percent	
<\$15,000	1,061	12.5%	924	10.7%	
\$15,000 - \$24,999	904	10.7%	803	9.3%	
\$25,000 - \$34,999	1,035	12.2%	939	10.9%	
\$35,000 - \$49,999	1,465	17.3%	1,363	15.8%	
\$50,000 - \$74,999	1,646	19.4%	1,674	19.4%	
\$75,000 - \$99,999	1,005	11.8%	1,174	13.6%	
\$100,000 - \$149,999	1,015	12.0%	1,286	14.9%	
\$150,000 - \$199,999	215	2.5%	292	3.4%	
\$200,000+	139	1.6%	182	2.1%	
Median Household Income		\$47,002		\$53,001	
Average Household Income		\$59,882		\$68,722	
Per Capita Income		\$18,919		\$21,598	
<b>Population by Age</b>	<b>Census 2010</b>	<b>2021</b>	<b>2026</b>		
	Number	Percent	Number	Percent	
0 - 4	1,959	7.9%	1,930	7.3%	
5 - 9	1,821	7.3%	1,918	7.2%	
10 - 14	1,954	7.8%	1,852	7.0%	
15 - 19	2,245	9.0%	1,855	7.0%	
20 - 24	2,074	8.3%	2,089	7.9%	
25 - 34	3,509	14.1%	4,391	16.6%	
35 - 44	3,178	12.8%	3,389	12.8%	
45 - 54	3,073	12.3%	2,906	11.0%	
55 - 64	2,116	8.5%	2,738	10.3%	
65 - 74	1,477	5.9%	1,881	7.1%	
75 - 84	1,105	4.4%	1,111	4.2%	
85+	390	1.6%	445	1.7%	
<b>Race and Ethnicity</b>	<b>Census 2010</b>	<b>2021</b>	<b>2026</b>		
	Number	Percent	Number	Percent	
White Alone	13,623	54.7%	14,132	53.3%	
Black Alone	1,080	4.3%	1,081	4.1%	
American Indian Alone	211	0.8%	210	0.8%	
Asian Alone	1,148	4.6%	1,256	4.7%	
Pacific Islander Alone	139	0.6%	140	0.5%	
Some Other Race Alone	7,570	30.4%	8,442	31.9%	
Two or More Races	1,131	4.5%	1,279	4.7%	
Hispanic Origin (Any Race)	19,427	78.0%	21,322	80.4%	

1240 Broadway, Chula Vista, California, 91911 Ring: 3 mile radius		Prepared by Esri Latitude: 32.60459 Longitude: -117.08103			
<b>Summary</b>	<b>Census 2010</b>	<b>2021</b>	<b>2026</b>		
Population	191,830	198,826	202,540		
Households	58,804	60,481	61,422		
Families	45,010	46,261	47,065		
Average Household Size	3.24	3.27	3.28		
Owner Occupied Housing Units	27,269	28,208	28,718		
Renter Occupied Housing Units	31,535	32,273	32,704		
Median Age	33.4	34.6	36.2		
<b>Trends: 2021-2026 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>		
Population	0.37%	0.52%	0.71%		
Households	0.31%	0.50%	0.71%		
Families	0.35%	0.49%	0.64%		
Owner HHs	0.36%	0.51%	0.91%		
Median Household Income	2.56%	2.52%	2.41%		
<b>Households by Income</b>		<b>2021</b>	<b>2026</b>		
	Number	Percent	Number	Percent	
<\$15,000	6,240	10.3%	5,383	8.8%	
\$15,000 - \$24,999	5,143	8.5%	4,405	7.2%	
\$25,000 - \$34,999	6,030	10.0%	5,350	8.7%	
\$35,000 - \$49,999	8,768	14.5%	8,133	13.2%	
\$50,000 - \$74,999	11,288	18.7%	11,150	18.2%	
\$75,000 - \$99,999	8,295	13.7%	8,893	14.5%	
\$100,000 - \$149,999	9,412	15.6%	11,214	18.3%	
\$150,000 - \$199,999	3,473	5.7%	4,556	7.4%	
\$200,000+	1,832	3.0%	2,338	3.8%	
Median Household Income		\$56,826		\$64,488	
Average Household Income		\$72,531		\$82,977	
Per Capita Income		\$22,130		\$25,239	
<b>Population by Age</b>	<b>Census 2010</b>	<b>2021</b>	<b>2026</b>		
	Number	Percent	Number	Percent	
0 - 4	13,423	7.0%	12,904	6.5%	
5 - 9	13,343	7.0%	13,056	6.6%	
10 - 14	14,661	7.6%	13,226	6.7%	
15 - 19	16,585	8.6%	13,370	6.7%	
20 - 24	15,589	8.1%	15,060	7.6%	
25 - 34	26,183	13.6%	33,124	16.7%	
35 - 44	24,773	12.9%	24,804	12.5%	
45 - 54	25,690	13.4%	22,485	11.3%	
55 - 64	18,728	9.8%	21,989	11.1%	
65 - 74	11,725	6.1%	16,379	8.2%	
75 - 84	8,167	4.3%	8,796	4.4%	
85+	2,963	1.5%	3,635	1.8%	
<b>Race and Ethnicity</b>	<b>Census 2010</b>	<b>2021</b>	<b>2026</b>		
	Number	Percent	Number	Percent	
White Alone	106,686	55.6%	107,194	53.9%	
Black Alone	7,259	3.8%	7,081	3.6%	
American Indian Alone	1,705	0.9%	1,649	0.8%	
Asian Alone	14,299	7.5%	15,354	7.7%	
Pacific Islander Alone	1,083	0.6%	1,043	0.5%	
Some Other Race Alone	50,595	26.4%	55,377	27.9%	
Two or More Races	10,204	5.3%	11,128	5.6%	
Hispanic Origin (Any Race)	132,615	69.1%	143,370	72.1%	

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## Demographics

1240 Broadway, Chula Vista, California, 91911		Prepared by Esri			
Ring: 5 mile radius		Latitude: 32.60459			
		Longitude: -117.08103			
<b>Summary</b>	<b>Census 2010</b>	<b>2021</b>	<b>2026</b>		
Population	342,444	357,139	364,234		
Households	101,639	105,296	107,049		
Families	79,186	82,029	83,565		
Average Household Size	3.29	3.31	3.32		
Owner Occupied Housing Units	48,998	51,142	52,256		
Renter Occupied Housing Units	52,641	54,154	54,793		
Median Age	32.7	34.0	35.5		
<b>Trends: 2021-2026 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>		
Population	0.39%	0.52%	0.71%		
Households	0.33%	0.50%	0.71%		
Families	0.37%	0.49%	0.64%		
Owner HHs	0.43%	0.51%	0.91%		
Median Household Income	3.12%	2.52%	2.41%		
<b>Households by Income</b>		<b>2021</b>	<b>2026</b>		
		Number	Percent	Number	Percent
<\$15,000		9,965	9.5%	8,587	8.0%
\$15,000 - \$24,999		8,078	7.7%	6,861	6.4%
\$25,000 - \$34,999		9,330	8.9%	8,306	7.8%
\$35,000 - \$49,999		14,041	13.3%	12,923	12.1%
\$50,000 - \$74,999		18,019	17.1%	17,412	16.3%
\$75,000 - \$99,999		14,830	14.1%	15,568	14.5%
\$100,000 - \$149,999		18,422	17.5%	21,221	19.8%
\$150,000 - \$199,999		7,559	7.2%	9,664	9.0%
\$200,000+		5,053	4.8%	6,506	6.1%
Median Household Income		\$63,351		\$73,873	
Average Household Income		\$81,407		\$93,351	
Per Capita Income		\$24,556		\$27,991	
<b>Population by Age</b>	<b>Census 2010</b>	<b>2021</b>	<b>2026</b>		
	Number	Percent	Number	Percent	Number
0 - 4	23,822	7.0%	23,059	6.5%	23,800
5 - 9	24,067	7.0%	23,536	6.6%	23,001
10 - 14	26,327	7.7%	23,814	6.7%	23,953
15 - 19	29,722	8.7%	24,159	6.8%	23,477
20 - 24	30,226	8.8%	29,010	8.1%	26,472
25 - 34	47,282	13.8%	60,687	17.0%	58,626
35 - 44	45,548	13.3%	45,271	12.7%	53,805
45 - 54	45,585	13.3%	40,643	11.4%	39,703
55 - 64	32,317	9.4%	38,723	10.8%	37,367
65 - 74	19,464	5.7%	27,638	7.7%	30,433
75 - 84	13,096	3.8%	14,603	4.1%	17,150
85+	4,988	1.5%	5,998	1.7%	6,447
<b>Race and Ethnicity</b>	<b>Census 2010</b>	<b>2021</b>	<b>2026</b>		
	Number	Percent	Number	Percent	Number
White Alone	186,151	54.4%	187,440	52.5%	189,777
Black Alone	14,251	4.2%	14,178	4.0%	13,874
American Indian Alone	2,922	0.9%	2,830	0.8%	2,798
Asian Alone	35,031	10.2%	38,662	10.8%	40,424
Pacific Islander Alone	1,907	0.6%	1,844	0.5%	1,828
Some Other Race Alone	84,216	24.6%	92,370	25.9%	95,074
Two or More Races	17,966	5.2%	19,815	5.5%	20,458
Hispanic Origin (Any Race)	224,816	65.7%	243,509	68.2%	253,103

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